



COMMUNITY DEVELOPMENT DEPARTMENT

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CITY COUNCIL STAFF REPORT

Meeting: August 20, 2019

Subject

Second reading of Ordinance No. 19-2186, approving a development agreement between the City of Cupertino and Cupertino Village LP for the Cupertino Village Hotel project located at 10801 and 10805 North Wolfe Road; APN #316-45-017, 316-05-056

Recommended Actions

Conduct the second reading of Ordinance No. 19-2186: "An Ordinance of the City Council of the City of Cupertino Approving a Development Agreement for the Development of a new 5-story, 185 room hotel with associated site and landscaping improvements located at 10801 and 10805 North Wolfe Road (APN: 316-45-017 and 316-05-056."

Discussion

On July 16, 2019, the City Council introduced and conducted the first reading of Ordinance No. 19-2186. The City Council unanimously approved the ordinance with revisions reflected in Attachment C, removing an unnecessary Exception Permit application.

Environmental Review

Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared and adopted.

Fiscal Impact

In addition to other non-monetary community benefits, the DA provides funding for the following:

1. Community Amenity Funding: Payment to the City in the amount of \$1,850,000 (\$10,000 per room) that may be used to benefit residents, businesses, and visitors for projects to enhance and enrich the experience of the most proximate City residents, retail and restaurant customers and hotel guests.

2. Transportation Management Association (TMA): In the event a TMA is formed, a commitment to pay an annual participation fee of \$10,000 which will be adjusted annually in accordance with the Consumer Price Index.

Prepared by: Erick Serrano, Associate Planner

Reviewed by: Piu Ghosh, Planning Manager

Benjamin Fu, Director of Community Development

Approved for Submission by: Deborah Feng, City Manager

ATTACHMENTS:

A – Ordinance No. 19-2186

B – Development Agreement

C – Redline Version of Development Agreement